

Message Text

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10

ACTION IO-10

INFO OCT-01 EUR-12 ISO-00 OIC-02 CIAE-00 COME-00 DODE-00

DOT-00 EB-07 FMC-01 INR-07 NSAE-00 CG-00 OFA-01

DLOS-03 OMB-01 ABF-01 TRSE-00 /046 W

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R 141957Z MAY 75

FM AMEMBASSY LONDON

TO SECSTATE WASHDC 1131

INFO AMEMBASSY MADRID

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MADRID FOR CARL GRIP, IO/TRC

E.O. 11652; N/A

TAGS: ETRN, PORG, IMCO

SUBJ: IMCO: HEADQUARTERS FACILITIES

REF: LONDON 5453; STATE 111341

1. OVER PAST 3 WEEKS /WG HAS MET SEVERAL TIMES TO COMPLETE REPORT TO COUNCIL. REPORT NOW COMPLETED AND ADVANCE COPIES BEING SENT TO COUNCIL PARTICIPANTS MAY 13. DELAY DUE TO UK HAGGLING OVER SPLIT BETWEEN RENTAL COSTS, WHICH IT AGREED TO SHARE 80/20 WITH IMCO, AND OCCUPATIONAL COSTS OF NEW BUILDING WHICH UNDER BRITISH BARE-BUILDING CONCEPT WOULD HAVE AMOUNTED TO OVER 6 MILLION DOLLARS TO BE BORNE BY IMCO IN ADDITION TO PROFESSIONAL FEES OF ABOUT 500,000 DOLLARS.

2. AT WG MEETINGS APRIL 25 AND MAY 5, IT BECAME CLEAR TO UK NEGOTIATOR (MCQUEEN) THAT WHILE WG PLEASED IN PRINCIPLE WITH 80/20 RENTAL SPLIT OFFER, THERE VERY STRONG SENTIMENT IN WG AGAINST BARE-BUILDING PROPOSAL WITH HIGH INITIAL OCCUPATIONAL COSTS TO BE BORNE BY IMCO. REPORT TO COUNCIL DRAFTED TO POINT OUT THAT ALL WG MEMBERS BUT UK CONSIDERED THIS ARRANGEMENT UNACCEPTABLE.

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3. IN LAST MINUTE EFFORT TO MEET WG MINIMUM REQUIREMENTS, UK CHANGED OFFER TWICE, FINALLY PRODUCING FORMULA WHICH WILL INCLUDE IN RENTAL ALL OCCUPATIONAL COSTS BUT THOSE WHICH MIGHT BE EXPECTED TO BE BORNE BY ANY TENANT. THIS NEW UK PROPOSAL SHOULD REDUCE IMCO INITIAL EXPENSES TO RANGE OF ABOUT 500,000 DOLLARS FOR PROFESSIONAL FEES TO BE SPREAD OVER ESTIMATED 5 YEAR PLANNING AND CONSTRUCTION PERIOD AND SOME ONE MILLION DOLLARS FOR FURNISHINGS, CURTAINS, INTERPRETATION EQUIPMENT, PHONE SYSTEM, CAFETERIA EQUIPMENT AND SIMILAR ITEMS.

4. WG AGREED WITH SECGEN THAT NEW UK PROPOSAL APPEARED TO MEET IMCO'S REQUIREMENTS AND, AS SUCH, IS RECOMMENDING IT TO COUNCIL.

RICHARDSON

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Message Attributes

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Margaret P. Grafeld
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